



December 18, 2020

Jacob Cox, Project Manager
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

Re: Vega Collegiate Academy (“Vega”) - 1400 Yosemite St. Aurora, Colorado (#1494903)/Pre-construction meeting Notes (11/5/2020)

Dear Mr. Cox,

Thank you for you and your staff’s time and response to our Pre-Application Meeting for Vega Collegiate Academy’s planned use of the property at 1400 Yosemite St. Aurora, Colorado 80010 (the “Project”). We have reviewed the Project comments and process commentary from the City planning staff, and provide this letter as our response.

As you are aware, charter schools may permit for construction and demolition through the State of Colorado Division of Fire Prevention and Control, Fire and Life Safety, School Construction section (the “State”). Pursuant to C.R.S. § 22-32-124 (1.5)(a), On September 21, architect David Budrow submitted to Aurora Planning a Site Plan, building conceptual designs, school programing and a formal application online. Additionally, legal counsel for Vega gave written notice of Vega’s intent, to use the Project as its school location, which was delivered and receipt confirmed on October 15, 2020. As an accommodation to the City process, a “pre-submission” meeting was attended by Vega, the owner of the Project, the school’s design team, and staff form multiple City departments, on Project October 22, 2020.

Based on the comments and feedback from Aurora Staff that Vega received, set forth in the City letter dated November 5, 2020, it is the intent of Vega and owner to work with the State on the building permits. Our drawings are at nearly 100% completion, and as indicated in October, the Vega timeline is very constrained given the amount of necessary work to the building and site, in order to be able to open for school in the fall of 2021.

We should highlight the fact that it is our intent to demolish the eastern building along Akron immediately and renovate the three-story structure on Yosemite. There are no immediate plans to construct any additional structures on the site; however, we appreciate the Staff comments regarding the future process of platting that may be required, if another building were to be constructed.

We expect that the City's involvement with this project relates solely to the site, including drainage and water quality, utility tie-ins, and traffic planning. As partners in the community with a deep commitment to serving this part of Aurora and its families, Vega Collegiate hopes that we can all work in a collaborative manner with the City to ensure a timely and positive outcome in the redevelopment of this blighted property. We will be in a position to submit a revised site plan early next week. In that submission, we will outline what Vega can do to address specific comments. We would greatly appreciate the ability to be heard at the next Planning and Zoning Commission meeting in January (no dates are posted on their website).

Part of our overall site planning includes the utilities and storm water drainage you have described and those will be part of the civil engineering submittals.

We have completed an initial Traffic Study and have expanded the scope of the Study to include your concerns as detailed in your response. The Traffic Study will also be submitted for review. It should be noted that Vega Collegiate has a very unique student population and has been successfully operating off of Macon with little traffic implications. This is due to the fact that there are three busses for transportation of students, and many walking/biking students, so there is a significantly reduced need for parking and stacking.

We disagree with the comments requiring on-site drainage, as the impervious area of the site is being reduced materially. We will be submitting a drainage study with our revised Site Plan supporting this.

We appreciate and agree that various landscaping improvements and site "beautification" are important considerations to the overall development of the site. However, the items described in the response letter do not apply to this project as a charter school. We plan to make those improvements that we are able to afford in the project budget, first focusing on student safety and then on "beautification".

We have already included the flood proofing of the building in our construction costs and will coordinate as you describe with the appropriate parties.

Our submission of our plans for permitting to the State, which will occur by mid next week, will also include our life safety plan/fire protection. We will coordinate with the City of Aurora Fire Department as required, for their review and have already reached out to them.

Respectfully,

A handwritten signature in blue ink, appearing to read "Laura Fiemann".

Laura Fiemann, Senior Vice President
Charter Schools Development Corporation